



COUNTY OF PLACER PLANNING COMMISSION

REVISED

ACTION AGENDA

May 10, 2007

OFFICE OF Planning Department

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive Suite 140, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

10:00 AM FLAG SALUTE

ROLL CALL: *Jim Forman (Chairman), Larry Sevison (Vice Chairman), Ken Denio (Secretary), Gerry Brentnall(Absent), Michelle Burris, Bill Santucci, Mike Stafford*

REPORT FROM THE PLANNING DIRECTOR - *Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.*

PUBLIC COMMENT - *Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.*

1) 10:05 am

WHISPER CREEK RESIDENTIAL PLANNED DEVELOPMENT (PSUB T20070118)

*Unanimously
Certified the
Final EIR with
findings
attached in the
staff report;
approved the
Tentative Map
and Conditional
Use Permit and
recommended a
Rezone to the
Board of
Supervisors*

GENERAL/COMMUNITY PLAN AMENDMENT/ REZONE/MAJOR SUBDIVISION/ CONDITIONAL USE PERMIT ENVIRONMENTAL IMPACT REPORT (PEIR T20040332)

Consider a request from Baker-Williams Engineering Group, on behalf of Dry Creek Water Works, LLC, the certification of a Final Environmental Impact Report, approval of a Tentative Subdivision Map and Conditional Use Permit for a 104-lot, single-family residential Planned-Development subdivision, eight open space lots, one open space/recreational lot, one private street lot and three landscape lots. The project also includes a request for a recommendation to the Board of Supervisors for a General/Community Plan Amendment to eliminate the existing Irrevocable Offer of Dedication (I.O.D.) for the future extension of Don Julio Boulevard and a rezone to add PD (Planned Development) to APN 023-260-006, 007 and 017.

6:0

APN: 023-260-002, 006, 007, 017

Total Acres: 60.6 +/- acres

GB - absent

Zoning: RS-AG-B20 (Residential Single-family, Agriculture, Comb.

Building Size of 20,000 square feet)
Community Plan Area: Dry Creek West Placer
MAC Area: West Placer
Applicant: Baker-Williams Engineering Group
Owner: Dry Creek Water Works, LLC c/o Towne Development
Planner – Leah Rosasco (530) 745-3091
Engineering & Surveying – Rebecca Taber (530) 745-7538
Environmental Health - Dana Wiyninger (530) 745-2300

2) 10:30 am

*Partially uphold
the appeal
based on the
findings in the
staff report with
modifications to
conditions 7, 8
and 27.*

6:0

GB - absent

**THRID-PARTY APPEAL OF ZONING ADMINISTRATOR APPROVAL OF A
MINOR USE PERMIT MODIFICATION – PESCATORE WINERY/DAVE
WEGNER**

Consider a third-party appeal from Laurence Graves, Mike Giles and the Neighborhood Rescue Group Association of the Zoning Administrator's approval of a Modification to a previously approved Minor Use Permit to allow wine tasting and wine sales by appointment in conjunction with a previously approved winery.

Project Location: 7055 Ridge Road in the Newcastle area

Total Acreage: 15.5 acres

Zoning: F-B-X-4.6 ac.min. (Farm combining Building Site Size of 4.6 acre minimum)

MAC Area: Newcastle/Ophir

Appellant: Laurence Graves, 701 High Street, Suite 209, Auburn CA 95603
(530) 885-9346

Applicant/Owner: Dave Wegner 7055 Ridge Road, Newcastle CA 95658
(916) 663-1422

Planner – Alex Fisch (530) 745-3081

Engineering & Surveying – Sharon Boswell (530) 745-7508

Environmental Health - Grant Miller (530)745-2300